

LOT 30  
IN OR 2302/248  
NORTH SHORE SUB PB 5/255-256

TOMBARELLO SUSAN HALL &/HAY JOHN S III  
11757 WORDSWORTH CT  
JACKSONVILLE, FL 32223-0822

2023

46-3N-28-5340-0030-0000



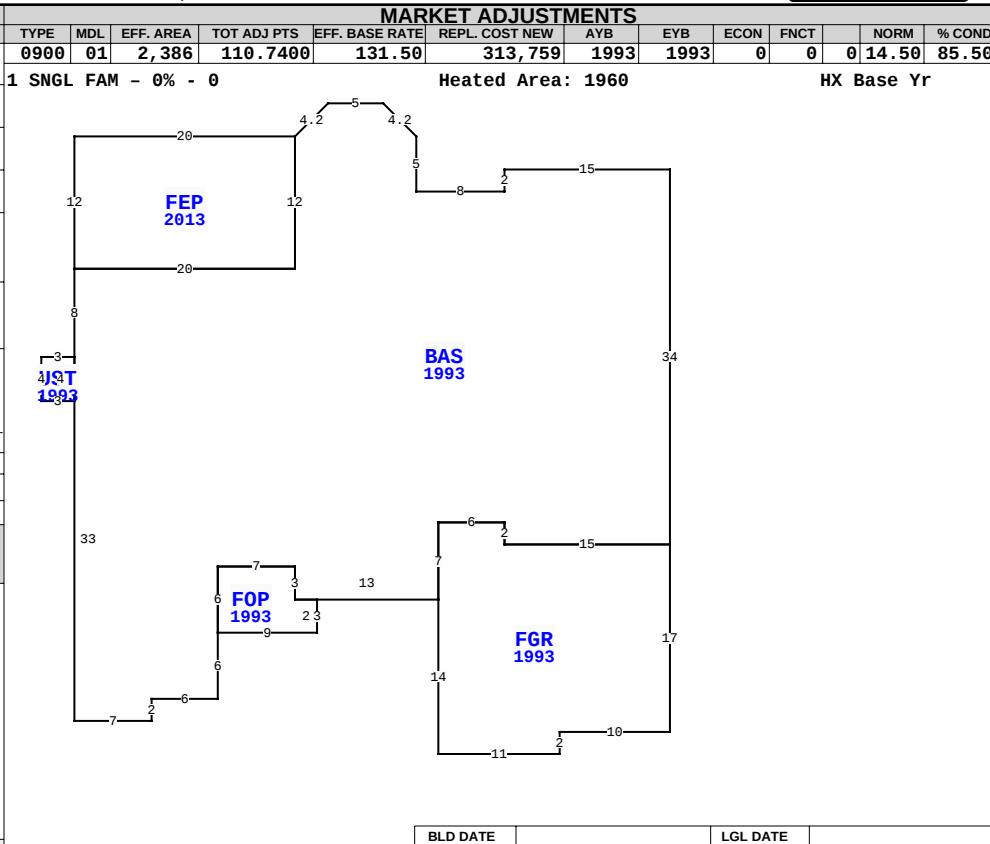
| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structure           | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 60    |
| Interior Floor           | 14 CARPET 40      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |      |                  |
|----------|------|------------------|
|          |      |                  |
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 04      |

| NEIGHBORHOOD/LOC 4021.00 |                  |             |              |                      |
|--------------------------|------------------|-------------|--------------|----------------------|
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,960            | 100         | 1,960        | 220,368              |
| FEP                      | 240              | 80          | 192          | 21,587               |
| FGR                      | 391              | 55          | 215          | 24,173               |
| FOP                      | 48               | 30          | 14           | 1,574                |
| UST                      | 12               | 45          | 5            | 563                  |
| TOTALS                   | 2,651            |             | 2,386        | 268,264              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 2.00     | UT | 3,500.00 |
| 2              | 0845       | KOOL DECK   | 0   | 0   | 0  | 0  | 448.00   | SF | 7.25     |
| 3              | 0861       | POOL GUNIT  | 0   | 0   | 14 | 26 | 364.00   | SF | 85.00    |
| 4              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 1,785.00 | SF | 4.00     |
| 5              | 0910       | SCRN RM L   | 0   | 0   | 24 | 30 | 720.00   | SF | 15.00    |
| 6              | 0825       | BRICK       | 0   | 0   | 0  | 0  | 262.00   | SF | 12.50    |
| 7              | 0871       | POOL HTR R  | 0   | 0   | 0  | 0  | 1.00     | UT | 2,000.00 |
| 8              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 1,400.00 | SF | 4.00     |
| 9              | 0351       | CARPORT MT  | 0   | 0   | 12 | 18 | 216.00   | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   |     | RS-1     | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF 29,024 |            |             |     |     |    |    |          |    |          |
|--------------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N                | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1                  | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0  | 2.00     | UT | 3,500.00 |
| 2                  | 0845       | KOOL DECK   | 0   | 0   | 0  | 0  | 448.00   | SF | 7.25     |
| 3                  | 0861       | POOL GUNIT  | 0   | 0   | 14 | 26 | 364.00   | SF | 85.00    |
| 4                  | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 1,785.00 | SF | 4.00     |
| 5                  | 0910       | SCRN RM L   | 0   | 0   | 24 | 30 | 720.00   | SF | 15.00    |
| 6                  | 0825       | BRICK       | 0   | 0   | 0  | 0  | 262.00   | SF | 12.50    |
| 7                  | 0871       | POOL HTR R  | 0   | 0   | 0  | 0  | 1.00     | UT | 2,000.00 |
| 8                  | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 1,400.00 | SF | 4.00     |
| 9                  | 0351       | CARPORT MT  | 0   | 0   | 12 | 18 | 216.00   | SF | 10.00    |

| TOTAL OB/XF 29,024 |          |     |                      |     |     |          |       |       |             |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                  | 000100   | C   | SFR                  | 0   |     | RS-1     | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 279,141   |             |
| TOTAL MARKET OB/XF VALUE  |  | 29,024    |             |
| TOTAL LAND VALUE - MARKET |  | 80,000    |             |
| TOTAL MARKET VALUE        |  | 388,165   |             |
| SOH/AGL Deduction         |  | 8,886     |             |
| ASSESSED VALUE            |  | 379,279   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 379,279   |             |
| TOTAL JUST VALUE          |  | 388,165   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 344,799   |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R13133     | RE - ROOF   | 14,483 | 09/03/2012 |
| 996688     | GARAGE      | 15,600 | 12/01/1999 |
| 0479       | NEW CONSTR  | 87,345 | 08/01/1993 |

| SALES DATA                   |           |           |     |     |        |
|------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2302/0248                    | 8/27/2019 | LE U      | I   | I   | 11     |
| GRANTOR: BRECHLER SHIRLEY A  |           |           |     |     |        |
| GRANTEE: HAY JOHN S III & SU |           |           |     |     |        |
| 1350/1758                    | 9/19/2005 | WD U      | I   | I   | 01     |
| GRANTOR: BRECHLER ROBERT A   |           |           |     |     |        |
| GRANTEE: BRECHLER ROBERT A & |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                      |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1993] W15 S2 W8 N5 U3 L3 W5 D3 L3 FEP=[YR=2013] W20 S12 E20 N12 \$ S12 W20 S8 UST=[YR=1993] W3 S4 E3 N4 \$ S33 E7 N2 E6 N6 FOP=[YR=1993] E9 N3 W2 N3 W7 S6 \$ N6 E7 S3 E13 FGR=[YR=1993] S14 E11 N2 E10 N17 W15 N2 W6 S7 \$ N7 E6 S2 E15 N34 \$. |  |  |  |  |  |

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